

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, May 12, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/88959480540?pwd=3W6yb7D7tVVWarNjh79krQBzhmC5bo.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of potential litigation related to code enforcement and emergency services, personnel related to the police department, and meeting logistics.

Touch-a-Truck is back. Join us on Saturday, May 16, 2026 from 11 a.m. to 2 p.m. for a fun-filled day exploring all kinds of trucks and vehicles. Note this year's new location at Johnson & Johnson's campus, 1400 McKean Road, across from the Ambler YMCA.

Summer is almost here. Come out to Pen-Ambler Park to see the Grundels perform at the first summer concert of the season on Wednesday, May 27th at 5:30 p.m. The series continues throughout the summer on the 4th Wednesday of the month.

Learn about challenges faced by our volunteer fire companies and potential solutions. There will be a presentation of the findings of the regional fire study completed on behalf of Lower Gwynedd, Upper Gwynedd, North Wales and Ambler on Thursday, May 28th, 7 pm, at University Hall on the Gwynedd Mercy University campus. Community members are encouraged to attend.

Help shape the future of Bethlehem Pike. Fill out the short survey on the Township's website telling us what you hope to see on Bethlehem Pike in coming years. Also join us at the official kickoff of the Bethlehem Pike revitalization project on Tuesday, June 9th, 7 pm at Harth Builders, 812 N. Bethlehem Pike.

PRESENTATION: Introduction of new Lower Gwynedd Fire & Life Safety Inspection Program by Fire Marshal Al Comly and Code Enforcement Officer Patty Sexton-Furber

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Further discussion about proposed amendment to the 1616 School House Road subdivision plan to allow for additional tree disturbance on the new lot at 1622 Gypsy Hill Road

GENERAL BUSINESS

1. Cable television franchise agreements
 - a. Verizon franchise agreement: Public hearing to receive and discuss public comments about the past performance of Verizon in the provision of cable television services and to identify the future cable-related community needs of the Township
 - b. Comcast franchise agreement: Public hearing to receive and discuss public comments about the past performance of Comcast in the provision of cable television services and to identify the future cable-related community needs of the Township
2. Consider approval of proposed “Traffic Garden” at Pen-Ambler Park
3. Approval of invoice report for May 12, 2026
4. Approval of minutes for the meeting of April 28, 2026

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

ADJOURNMENT

UPCOMING MEETING DATES*

BOARD OF AUDITORS	TUES	05/12/2026	3:00 P.M.
HUMAN RELATIONS COMMISSION	THURS	06/04/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	05/26/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	05/13/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	05/14/2026	6:00 P.M.
PARKS AND RECREATION	WED	05/20/2026	6:00 P.M.
PLANNING COMMISSION	WED	05/20/2026	7:00 P.M.

*Please check the Township website to confirm meeting dates and times.



MEMORANDUM

ATTN: Board of Supervisors
DATE: Thursday, May 7, 2026
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: Fire & Life Safety Inspection Program Presentation

Jamie Worman

The Lower Gwynedd Township Fire Marshal, Al Comly, and Code Enforcement Officer, Patty Furber, will attend the BOS meeting on May 12, 2026, to present a proposed Fire & Life Safety Inspection Program. The proposed program is intended to ensure that non-residential properties throughout the Township comply with applicable fire codes and maintain safe conditions for occupants, employees, and emergency responders. The program is intended to enhance public safety, reduce fire and life safety hazards, strengthen emergency preparedness, and improve coordination and communication with the Township's business community.

The presentation will provide an overview of the need for the program, the proposed inspection process, and the types of inspections that would be conducted. The program would emphasize education and voluntary compliance. Program development would include legal review, inspection scheduling, staffing and administrative planning, coordination with the Fire Marshal and Codes Department, fee analysis, and public outreach. A phased implementation approach, including a potential pilot program, is anticipated.

Staff is seeking feedback and support before proceeding with formal development of the detailed program framework, ordinance, and implementation plan for future consideration by the BOS.



LOWER GWYNEDD TOWNSHIP - FIRE & LIFE SAFETY INSPECTION PROGRAM BOARD OF SUPERVISORS BRIEFING

Purpose: The Township is considering the establishment of a Fire and Life Safety Inspection Program to proactively ensure that commercial properties comply with applicable fire codes and maintain safe conditions for occupants, employees, and emergency responders.

This program is intended to:

- Reduce fire risks and life safety hazards
- Ensure compliance with the International Fire Code
- Improve emergency preparedness and response
- Strengthen communication with local businesses

Program Overview: The proposed program would implement routine inspections of commercial and institutional properties throughout the Township.

Inspections would focus on:

- Fire protection systems (alarms, sprinklers)
- Means of egress (exits, lighting, signage)
- Fire extinguishers and safety equipment
- Electrical and storage hazards
- General life safety compliance

Inspections would be documented using standardized checklists and reports, with findings provided to property owners.

How the Program Would Work

1. Inspection Scheduling – Properties scheduled on an annual or phased basis
2. Inspection Conducted – Township or designated personnel perform inspection
3. Report Issued – Written report identifying any violations
4. Correction Period – Time provided to address deficiencies
5. Reinspection (if needed) – Follow-up to confirm compliance
6. Enforcement (if needed) – Notice of violation and potential citation

The program is intended to emphasize education and compliance, with enforcement used when necessary.

Scope of Program to include:

- Commercial businesses
- Restaurants and assembly uses
- Schools and daycare facilities
- Medical and institutional uses
- Industrial and retail properties

Final scope and inspection frequency will be defined during program development.

Implementation Approach: The Township is seeking authorization to develop the full program framework, including:

- Legal review and ordinance confirmation
- Property inventory and inspection scheduling
- Staffing and administrative structure
- Program Cost and fee structure
- Coordination with Fire Marshal and Codes Department
- Public outreach to the business community

A phased implementation approach is anticipated, beginning with program development and a potential pilot phase.

Benefits to the Township

- Improved public safety and risk reduction
- Proactive identification of hazards before emergencies occur
- Reduced liability exposure
- Better coordination between Fire Services and Codes Enforcement
- Enhanced communication with the business community

Requested Board Action: The Township staff is requesting authorization to:

Proceed with development of a formal Fire & Life Safety Inspection Program, including preparation of a detailed program document, ordinance, and implementation plan for future Board consideration.



Fire Inspection Checklist

BUILDING EXTERIOR

- Natural gas meters are protected from vehicle impact
- Propane or fuel storage and dispensers protected from vehicle impact
- Combustible storage is clear of the structure and not under exit stairs
- Exit stairways in good repair
- Exits and exit paths from the structure to the public way are unobstructed
- Emergency exit discharge lighting present and working
- Outside dumpsters are kept at least 5 feet away from combustible walls, doors, windows, overhangs. Lid closed
- Electrical outlets and electrical connections are in good condition
- Exterior doors to the fire alarm panel, sprinkler risers, and electrical room are labeled.

FIRE DEPARTMENT ACCESS

- Driveways (fire lanes) unobstructed with a 20 foot minimum width and a 13.5 foot minimum clearance height
- Fire lane markings or signs in good condition and enforced
- Address and suite numbers are visible for emergency response
- Fire department KNOXBOX is in place and keys are updated and properly labeled

FIRE PROTECTION

- Fire hydrant(s) unobstructed with a minimum feet clear space around
- Fire department connection (FDC) visibly and physically unobstructed
- FDC caps are in place (Maintenance required if missing)
- Annual inspection & test report for fire sprinkler system is current and available
- Annual inspection & test report for fire sprinkler monitoring system and/ or fire alarm system is current and available
- Fire protection systems & components are in operative condition and all needed repairs are completed
- Access to fire alarm panel and sprinkler riser is clear and unobstructed
- Fire extinguishers are visible and accessible and mounted
- All extinguishers are serviced and tagged with an annual inspection tag from a qualified company

BUILDING INTERIOR AND COMMON AREAS

- Hallways and corridors are clear and unobstructed for exiting
- Emergency lighting tested and working
- Exit signs present and illuminated exit signs are functional
- Exit doors open from the inside without the use of key, special knowledge or effort
- Exit ways and doors are unlocked when building is occupied
- "This door to remain unlocked when building is occupied" sign above the main entry door.
(Unless approved panic hardware unlocks door is present)
- Combustible material is not stored in boiler rooms, mechanical rooms, or electrical equipment rooms
- Combustible storage maintained at least 2 feet below the ceiling or 18 inches below sprinkler heads
- Compressed gas containers, cylinders and tanks are secured to prevent falling
- Fire rated, self closing doors close completely and latch (not propped open)
- Electrical outlets and connections are in good condition
- Interior finishes (sheetrock, ceiling tiles, floors) in good condition
- Interior doors to fire alarm panel, sprinkler risers and electrical room are labeled

ELECTRICAL

- A working space of not less than 30 inches wide, 36 inches deep, and 78 inches high is provided in front of electrical boxes
- Multi-plug power taps are listed and equipped with over current protection
- Multi-plug power taps are directly connected to a permanently installed receptacle (Not extension cord)
- Extension cords do not extend through walls, ceilings, floors, under doors or floor coverings and are not subject to environmental or physical damage
- Extension cords is limited to one portable appliance per cord and plugged directly into an electrical outlet
- Extension cords and flexible cords are not used as a substitute for permanent wiring
- Heat producing appliances have proper clearance from combustibles
-

COOKING

- A class K fire extinguisher is mounted within 30 feet of commercial cooking equipment where vegetable or animal oils are used
- Commercial cooking hood and duct fire protection systems semi-annual inspection, testing and maintenance report is current and available on site
- Hoods, grease removal devices, fans, ducts and other appurtenances are cleaned to bare metal.
- Date of cleaning _____

ACCESSORY USES

- Storage area interior finish (sheetrock, floors, ceiling) have no damage creating penetrations

- Storage of chemicals and flammable combustible liquids in compliance with the fire code
- Boiler, furnace and mechanical rooms free from combustible storage
- Meeting rooms (if greater than 49 person capacity) have 2 unobstructed exits, exit signs and a posted occupant load
- Storage and building type use has not changed from what was originally approved or the Fire Marshal



MEMORANDUM

ATTN: Board of Supervisors

DATE: May 8, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: 1622 Gypsy Hill Road Land Development #26-04

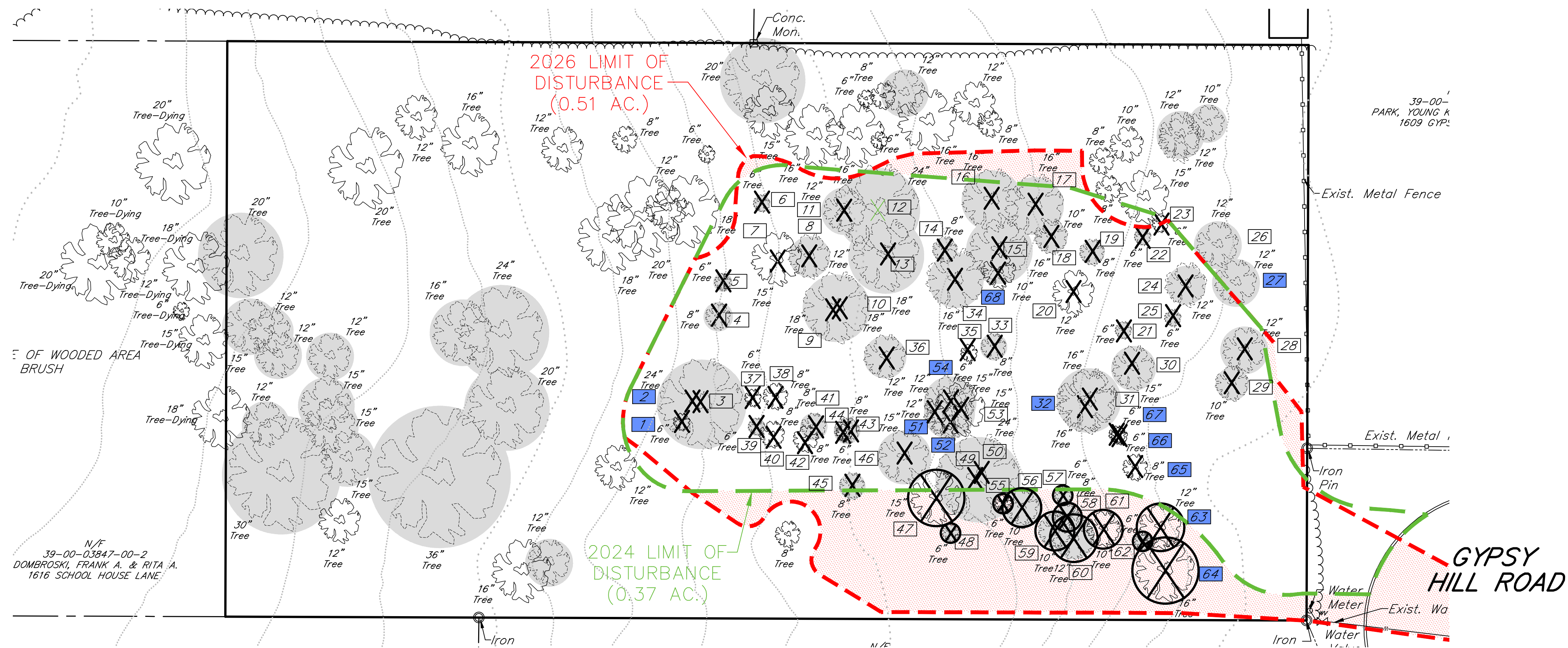
Recommended Motion: To authorize the Township Solicitor to prepare an approval resolution, subject to the conditions agreed upon at the meeting.

The Tisman Group LLC, represented by their engineer, Susan Rice, will be back before the BOS on May 12, 2026, to present an updated land development plan for 1622 Gypsy Hill Road. The subject parcel was created as Lot #2 under the 1616 School House Lane Minor Subdivision (24-03), which was approved by the BOS in July 2024. A copy of the original approval resolution is attached to this memo for your reference. As you will recall, the developer of Lot #2 is modifying the building area on the plan to accommodate the dwelling he intends to build. This plan pertains to Lot #2 only.

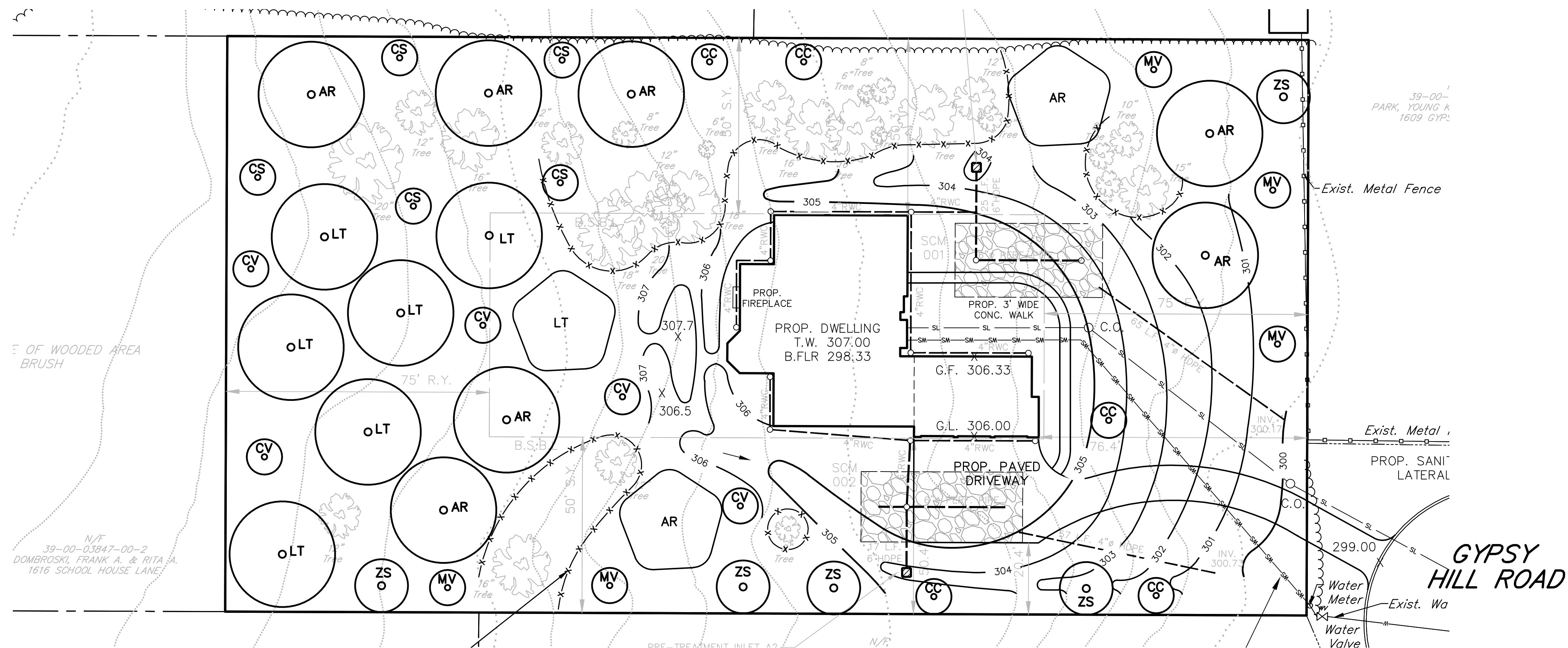
Since the April 28th presentation the following has occurred:

- All dead/dying trees are now shaded in the limit of disturbance (LOD) in accordance with the arborists report.
- The additional LOD is shown/shaded to be clear to the Board - only 5 of the additional trees to be removed in the shaded area are trees in fair health.
- 20 additional understory trees are now shown...these equate to an additional 10 replacement trees. See the attached arborist letter for the recommended plantings.
- In April, the plan proposed 17 replacement trees, and this plan proposes 27 replacement trees (2 to 1 ratio for the understory trees).
- In April, the plan proposed 20 total new trees, and this plan proposes 40 total new trees.

The revised plan, most recent Gilmore letter reviewing the revised plan, along with the arborist report, and summary are also attached to this memorandum for your reference.



TREE REMOVAL COMPARISON PLAN



PROPOSED PLANTING PLAN



SITE LOCATION MAP 1"=2000'

LEGEND

- DEAD/DYING TREE
- 2024 PROPOSED REMOVAL
- 2026 PROPOSED REMOVAL
- TREE NUMBER TO RELATE TO ARBORIST REPORT
- TREE REMOVED FOR SAFETY REASONS DUE TO FAILURE
- 2024 LIMIT OF DISTURBANCE
- 2026 LIMIT OF DISTURBANCE

TREE REMOVAL NOTES

SCALE: 1"=20'

1. PER THE APRIL 2, 2026, ARBORIST REVIEW PREPARED BY ROCKWELL ASSOCIATES, 182 CALIPER INCHES OR 54 TREES OF 3-INCH CALIPER ARE REQUIRED FOR REPLACEMENT. THE REVIEW FOCUSED ON THE TREES TO BE REMOVED FOR THE PROPOSED DEVELOPMENT. REFER TO REPORT FOR ADDITIONAL DETAIL.
2. DEAD & DYING TREES ARE NOT COUNTED IN THE 2026 REPLACEMENT TREE REQUIREMENTS, BUT WILL BE REMOVED.

ON-LOT TREES

QTY	KEY	BOTANICAL NAME COMMON NAME	CAL. INCHES
2	AR	ACER RUBRUM RED MAPLE (NATIVE)	3-INCH
1	LT	LIRIODENDRON TULIPIFERA TULIPTREE, TULIP POPLAR (NATIVE)	3-INCH

TOTAL: 3 TREES PROVIDED
3 TREES REQUIRED

**REPLACEMENT TREES
CANOPY TREES**

QTY	KEY	BOTANICAL NAME COMMON NAME	CAL. INCHES
6	AR	ACER RUBRUM RED MAPLE (NATIVE)	3-INCH
6	LT	LIRIODENDRON TULIPIFERA TULIPTREE, TULIP POPLAR (NATIVE)	3-INCH
5	ZS	ZELKOVA SERRATA GREEN VASE ZELKOVA	3-INCH

TOTAL: 17 TREES PROVIDED = 17 REPLACEMENT TREES

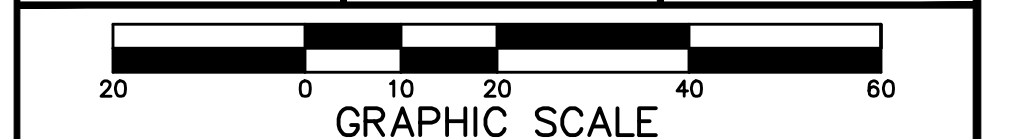
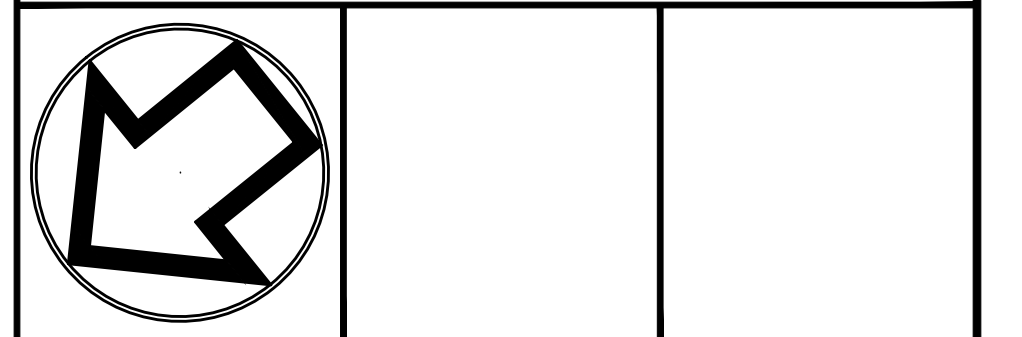
UNDERSTORY TREES

QTY	KEY	BOTANICAL NAME COMMON NAME	CAL. INCHES
5	CC	CERCIS CANADENSIS EASTERN REDBUD (NATIVE)	1.5-INCH
5	CS	CORNUS SPP. RUTGERS HYBRID DOGWOOD	1.5-INCH
5	CV	CHIONANTHUS VIRGINICUS FRINGE TREE (NATIVE)	1.5-INCH
5	MW	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA (NATIVE)	1.5-INCH

TOTAL: 20 TREES PROVIDED = 10 REPLACEMENT TREES

**54 REPLACEMENT TREES REQUIRED
27 REPLACEMENT TREES PROVIDED**

**REQUIRED 75% NATIVE = 30 TREES
PROVIDED NATIVE = 30 TREES**



1	M.P.	S.T.A. PLAN ORIGINATION DATE	MAY 4, 2026
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TREE REMOVAL COMPARISON PLAN & PROPOSED PLANTING PLAN
AS PART OF
1622 GYPSY HILL ROAD
PREPARED FOR
GYPSY HILL DEVELOPERS, INC.
SITE SITUATE IN
**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE HORIZONTAL: 1" = 20'	DRAFTED BY M.J.P.	PROJECT MANAGER S.A.R.	PLAN SHEET NUMBER LOD-TREES 1 OF 1
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May 7, 2026

File No. 26-00235

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Land Development Review
Supplemental Landscape Plan Review
1622 Gypsy Hill Road
TMP #38-00-03847-01-1

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the amended submission for land development for the above-referenced project. Upon review we offer the following comments for your consideration:

I. Submission

- A. Tree Removal Comparison & Proposed Planting Plan, dated May 4, 2026, as prepared by STA Engineering, Inc., for 1622 Gypsy Hill Road.
- B. Supplemental Arborist Recommendation Letter, dated May 3, 2026, as prepared by Rockwell Associates.

II. Project Description

The subject property TMP #39-00-03847-01-1, located at 1622 Gypsey Hill Road, is situated in the Lower Gwynedd Township A – Residential Zoning District. The tract consists of approximately 1.6 acres. Most of the lot contains woodlands and the tract has street access from the cul-de-sac of Gypsy Hill Road.

The applicant proposes a development of the 1.6-acre parcel consisting of one (1) lot with a new single-family detached dwelling with an attached garage and associated driveway. The proposed lot will take access from the existing cul-de-sac located on Gypsy hill Road. Additional improvements include two underground seepage beds to control the runoff from the new impervious surfaces. The proposed lot will be served by public water and sewer.

III. Reference Documentation

- A. Lower Gwynedd Township Board of Supervisors Resolution No. 2024-21 granting conditional Preliminary/Final Land Development Approval of the Subdivision Plan of 1616 School House Lane at their regular meeting on July 23, 2024. We note that since the approval, the plans have been revised to include additional tree removal for the construction of the house and proposes additional plantings to off-set the tree replacement requirement. As such, the plans for the new house at 1622 Gypsy Hill Road have been reviewed as a new Land Development Application.

IV. Review Comments

Comments contained below are related to the supplemental landscape plan submission referenced above. In the event a conditional approval is granted for this project, our March 13, 2026, engineering review letter and April 23, 2026, arborist review, should also be referenced in the resolution.

A. Waivers Requested

The Applicant is requesting a waiver from the following SALDO section related to tree replacement:

1. §1230.41(i) – The Applicant requests a waiver from providing the required number of replacement trees on site. The revised plan includes 20 additional understory trees throughout the site at the recommendation of their arborist, and we concur with their arborists' assessment that the additional understory trees will have a beneficial impact to the overall health of forested parts of the property. After the revisions to the plan, they are proposing to plant 27 (3" replacement tree equivalents) on the site where 54 are required by Ordinance. The Ordinance does allow for the Township to take a fee-in-lieu for the trees to be planted elsewhere in the Township. We calculate that fee based on \$300/tree, accepted in previous applications, to be \$8,100.00

Should you have any questions, please feel free to contact our office.

Sincerely,



James J. Hersh, P.E.
Vice President
Gilmore & Associates, Inc.

JJH/

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Susan A. Rice, P.E., STA Engineering, Inc.
Edward Brown, P.E., Project Manager, Gilmore & Associates, Inc.



ROCKWELL ASSOCIATES

URBAN FORESTRY, NATURAL RESOURCE & LANDSCAPE CONSULTANTS

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ISA Certified Arborist PD-0372

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 john@rockwellurbanforestry.com

Via Email delivery

To: **Ms. Susan A. Rice, P.E., Principal**

STA Engineers

2499 Knight Road

Pennsburg, PA 18073

Date: **May 3, 2026**

Project: **1622 Gypsy Hill Road**

Dear Ms. Rice,

In addition to the proposed installation of seventeen (17) shade trees, I am recommending the incorporation of twenty (20) supplemental understory trees. This recommendation is based on a two-for-one replacement strategy (two understory trees for each required shade tree), intended to enhance overall site functionality, ecological performance, and long-term sustainability.

The proposed understory species include:

- a) Sweetbay Magnolia (*Magnolia virginiana*)
- b) Rutgers Hybrid Dogwood (*Cornus* spp.)
- c) Fringe Tree (*Chionanthus virginicus*)
- d) Eastern Redbud (*Cercis canadensis*)

The inclusion of understory trees is not simply supplemental planting, but rather a critical ecological and structural component of a properly functioning urban forest system. In natural woodland conditions, forests exist as vertically stratified systems consisting of canopy, understory, and ground layers. Replicating this structure in developed landscapes significantly improves performance, resilience, and long-term success.

From a scientific and urban forestry standpoint, the benefits of incorporating understory trees include:


1. Increased Biodiversity and Ecological Function

Understory species provide essential habitat, forage, and nesting opportunities for pollinators, birds, and beneficial insects. Species such as redbud and dogwood are early-season bloomers, supporting pollinator populations at critical times when few other resources are available.



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2. Improved Site Resilience and Redundancy

A single-layer canopy system (shade trees only) creates long-term vulnerability. Should canopy trees decline or fail, the site is left without structure or function. Understory trees provide successional layering, ensuring continuity of canopy cover and ecological function over time.

3. Enhanced Soil Health and Microclimate Regulation

Understory plantings reduce soil temperature extremes, limit moisture loss, and contribute organic matter through leaf litter. This improves soil structure, microbial activity, and overall rooting conditions for both existing and proposed trees.

4. Reduced Infrastructure Conflicts

Given the spatial constraints of the lot, large-maturing shade trees alone can lead to long-term conflicts with sidewalks, utilities, and structures. Understory trees, by contrast, are scale-appropriate, allowing for tree establishment in areas where canopy trees are not viable, thereby maximizing tree coverage without creating future damage or maintenance issues.

5. Stormwater and Environmental Performance

Additional tree canopy, particularly layered canopy, improves interception of rainfall, reduces runoff velocity, and enhances infiltration. This contributes to better stormwater management and aligns with broader environmental compliance and sustainability goals.

6. Increased Survival Rates and Establishment Success

Understory species typically exhibit higher survival rates in constrained urban conditions due to their adaptability to partial shade, tighter rooting zones, and variable soil conditions. This results in a more reliable and defensible planting outcome over time.




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7. Aesthetic and Community Value

Beyond functional benefits, these species provide seasonal interest (flowering, structure, and color), improving visual quality and perceived value of the site while contributing to a more naturalized and intentional landscape design.

Given the lot size constraints and the required shade tree installations, the integration of understory trees represents a balanced, site-appropriate, and technically sound approach. It allows for increased tree density and ecological function without overburdening the site with large canopy species that may not be sustainable in the long term.

This recommendation is consistent with best management practices in urban forestry and supports the development of a more resilient, diverse, and functional landscape system.

Please feel free to contact me should you wish to discuss this recommendation further.



JOHN ROCKWELL HOBACH JR., ACF, RCA, CUCF
URBAN FORESTER | PRINCIPAL



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Via Email delivery

To: **Chris Condello, President – Fairmont Builders Inc.**

Date: **April 2, 2026**

Project Name: **1622 Gypsy Hill Road, Lower Gwynedd Township, PA**

Project Scope: **Tree Review**

1. PURPOSE & CONTEXT

Pursuant to your directive, Rockwell Urban Forestry performed a detailed arboricultural assessment of all trees ≥ 6 inches DBH located within the proposed limits of disturbance (LOD). The intent of this evaluation was to:

- Quantify existing tree resources
- Assess structural integrity and biological condition
- Identify defects and risk factors
- Determine applicability of compensatory replacement requirements
- Provide a defensible, ordinance-aligned framework for tree removal and site redevelopment

This assessment reflects a Level 1–2 visual inspection methodology consistent with ISA BMPs and ANSI A300 standards, incorporating a 360-degree ground-based evaluation of each subject tree.

2. INVENTORY ADJUSTMENT & LIMITATIONS

Trees initially labeled #1, #2, #27, and #32 were removed from this analysis following design revisions indicating preservation. The adjusted inventory includes 61 trees, which form the basis of all quantitative and qualitative conclusions herein.

It is important to note that this assessment is limited to visible, above-ground conditions. Subsurface defects, root plate instability not outwardly expressed, and latent decay may exist and are not fully quantifiable without advanced testing.

3. STAND CHARACTERIZATION & ECOLOGICAL CONTEXT



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3.1 Species Composition & Woodland Typology

The subject stand is overwhelmingly dominated by *Acer rubrum* (Red Maple) at 65.6%, followed by *Robinia pseudoacacia* (Black Locust) and *Quercus palustris* (Pin Oak). Minor species representation is present but does not materially influence overall stand dynamics.

This composition is indicative of:

- Early to mid-successional woodland conditions
- Disturbance-driven regeneration patterns
- A lack of species diversity and structural layering
- Opportunistic species establishment rather than curated or high-functioning woodland systems

Black Locust presence further reinforces a disturbance-adapted system, often associated with degraded or transitional sites.

3.2 Structural & Functional Woodland Assessment

From an arboricultural and ecological standpoint, the stand does not exhibit characteristics of a high-functioning woodland resource, as evidenced by:

Limited vertical stratification (canopy, understory, regeneration layers)
Lack of dominant, long-lived canopy species
High percentage of defective and declining individuals
Absence of cohesive forest structure or stability

As such, this resource should be characterized as a degraded secondary woodland assemblage, rather than a preserved or high-value woodland system.

4. CONDITION & DEFECT ANALYSIS

4.1 Condition Distribution

The condition profile is heavily skewed toward compromised trees:

Fair: 24.6%



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Poor: 62.3%
Dead: 13.1%

This means that approximately 3 out of every 4 trees exhibit diminished health, structural compromise, or mortality.

4.2 Defect Trends & Structural Integrity

Observed defects are not isolated but rather systemic across the population, including:

- Bifurcation / codominant stems (12+) → elevated failure potential due to included bark
- Stem decay (5) → reduced load-bearing capacity
- Excessive lean (5) → compromised root anchorage and soil interaction
- General structural defects (6) → poor architecture and imbalance
- Decline indicators (5) → reduced vigor, canopy dieback
- Root and stem anomalies (localized cases)

These defects are consistent with long-term unmanaged growth, competition stress, and environmental pressures, resulting in structurally inefficient trees.

4.3 Risk & Failure Potential Context

While this report is not a formal TRAQ risk rating, the frequency and type of defects observed are consistent with trees that:

- Possess reduced structural reliability
- Exhibit increased likelihood of failure under moderate loading events
- Provide limited long-term retention value, particularly in developed environments



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5. COMPENSATORY REPLACEMENT ANALYSIS

5.1 Quantitative Findings

Total Trees: 61

- Compensatory Trees: 15 (24.6%)
- Non-Compensatory Trees: 46 (75.4%)

5.2 Diameter-Based Summary

- Total DBH: 686 inches
- Compensated DBH: 162 inches
- Non-Compensated DBH: 524 inches

5.3 Interpretation

The data clearly demonstrates that the majority of canopy volume is tied to trees that do not meet compensation thresholds, due to:

- Advanced decline
- Structural defects
- Mortality
- Limited viability

This is a critical finding, as it supports a reduced compensatory burden while remaining consistent with the intent of municipal ordinances, which are designed to preserve viable canopy—not failing or hazardous material.

6. PROFESSIONAL ARBORICULTURAL OPINION

Based on the cumulative findings, it is my professional opinion that:


6.1 Woodland Quality

The subject tree population represents a low-quality, structurally compromised, and ecologically limited woodland system, lacking the characteristics of a stable or high-value natural resource.



JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

6.2 Retention Value

A significant portion of the inventory exhibits:

- Short remaining useful life expectancy
- Elevated defect frequency
- Reduced structural integrity

As such, retention of the majority of these trees would not provide meaningful long-term benefit and may introduce future maintenance burdens and risk exposure.

6.3 Ordinance Alignment

The proposed removals and corresponding compensation framework are:

- Consistent with the intent of local tree protection ordinances
- Supported by documented condition and structural data
- Aligned with accepted arboricultural standards and professional judgment

6.4 Forward-Looking Recommendation

Rather than attempting to preserve a compromised resource, a more appropriate and defensible approach is to:

- Remove structurally deficient and declining trees within the LOD
- Apply compensation only where warranted
- Implement a strategic replanting program focused on:
 - Species diversity
 - Site adaptability
 - Long-term canopy sustainability
 - Resistance to pests and environmental stressors

7. CONCLUSION

The subject site does not represent a high-value woodland resource requiring preservation in its current state.




ROCKWELL ASSOCIATES

URBAN FORESTRY, NATURAL RESOURCE & LANDSCAPE CONSULTANTS

JOHN ROCKWELL HOSBACH JR.

Urban Forester
Registered Consulting Arborist #483
ISA Certified Arborist PD-0372

 610-731-7969

 john@rockwellurbanforestry.com

Instead, it presents an opportunity to replace a declining and structurally deficient tree population with a more resilient, diverse, and sustainable canopy, consistent with modern urban forestry objectives and municipal intent.

John Rockwell Hosbach Jr.

Picture Report
1622 GYPSY HILL

TT

Notes	
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tree 1 left blank and no longer part of inventory

Picture Report
1622 GYPSY HILL

TT

Notes

tree 2 left blank and no longer part of inventory

Picture Report
1622 GYPSY HILL

TT

Notes	Tree 3
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Picture Report
1622 GYPSY HILL

TT

Notes

Tree 4



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 5



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 6
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Picture Report
1622 GYPSY HILL

TT

Notes

Tree 7



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 8



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 9
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Picture Report
1622 GYPSY HILL

TT

Notes	Tree 10
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Picture Report
1622 GYPSY HILL

TT

Notes

Tree 11



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 12



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 13



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 14



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 15
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Picture Report
1622 GYPSY HILL

TT

Notes

Tree 16



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 17



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 18



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 19



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 20



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 21
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Picture Report
1622 GYPSY HILL

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Notes	Tree 22
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Picture Report
1622 GYPSY HILL

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Notes

Tree 23



Picture Report
1622 GYPSY HILL

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Notes

Tree 24



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 25



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 26
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Picture Report
1622 GYPSY HILL

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Notes

Tree 27 excluded
from inventory

Picture Report
1622 GYPSY HILL

TT

Notes

Tree 28



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 29



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 30



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 31
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Picture Report

1622 GYPSY HILL

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Notes	
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Tree 32 excluded from inventory

Picture Report
1622 GYPSY HILL

TT

Notes	Tree 33
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Picture Report
1622 GYPSY HILL

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Notes	Tree 34
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Picture Report
1622 GYPSY HILL

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Notes	Tree 35
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Picture Report
1622 GYPSY HILL

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Notes

Tree 36



Picture Report
1622 GYPSY HILL

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Notes

Tree 37



Picture Report
1622 GYPSY HILL

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Notes	Tree 38
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Picture Report
1622 GYPSY HILL

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Notes

Tree 39



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 40
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Picture Report
1622 GYPSY HILL

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Notes

Tree 41



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 42



Picture Report
1622 GYPSY HILL

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Notes	Tree 43
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Picture Report
1622 GYPSY HILL

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Notes

Tree 44



Picture Report
1622 GYPSY HILL

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Notes	Tree 45
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Picture Report
1622 GYPSY HILL

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Notes

Tree 46



Picture Report
1622 GYPSY HILL

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Notes	Tree 47
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Picture Report
1622 GYPSY HILL

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Notes

Tree 48



Picture Report
1622 GYPSY HILL

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Notes

Tree 49



Picture Report
1622 GYPSY HILL

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Notes

Tree 50



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 51



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 52
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Picture Report
1622 GYPSY HILL

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Notes

Tree 53



Picture Report
1622 GYPSY HILL

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Notes	Tree 54
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Picture Report
1622 GYPSY HILL

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Notes

Tree 55



Picture Report
1622 GYPSY HILL

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Notes

Tree 56



Picture Report
1622 GYPSY HILL

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Notes

Tree 57



Picture Report
1622 GYPSY HILL

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Notes	Tree 58
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Picture Report
1622 GYPSY HILL

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Notes	Tree 59
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Picture Report
1622 GYPSY HILL

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Notes

Tree 60



Picture Report
1622 GYPSY HILL

TT

Notes

Tree 61



Picture Report
1622 GYPSY HILL

TT

Notes	Tree 62
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Picture Report
1622 GYPSY HILL

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Notes

Picture Report
1622 GYPSY HILL

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Notes

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2024- 21

1616 SCHOOL HOUSE LANE (TAX PARCEL #39-00-03847-00-2)
MINOR SUBDIVISION PLAN

BACKGROUND

A. Frank and Rita Dombroski are the owners (the "Owners") of property located at 1616 School House Lane (Tax Parcel # 39-00-03847-00-2), located in the A-Residential Zoning District (the "A District"), consisting of approximately 2.4 acres (the "Property"). The Property includes a two (2)-story dwelling with a detached garage, which will remain (the "Existing Structures"). Two paved driveways provide access to the Existing Structures. The Existing Structures are located outside of the building setback lines and are therefore non-conforming structures. The remainder of the Property is comprised of lawn and woodland areas.

B. Jack MacCord individually, and on behalf of the equitable owner, Total Custom Homes, Inc. (collectively, the "Applicant"), has applied for approval to subdivide (the "Subdivision") the Property into two lots (the "Application"), as depicted on Preliminary/Final Minor Subdivision Plans, consisting of one (1) sheet, dated February 12, 2024 and last revised April 19, 2024, prepared by Kelly Engineers (the "Plans").

C. As depicted in the Plans Lot #1 is proposed to consist of 54,493 square feet ("Lot #1"), and Lot #2 is proposed to consist of 50,400 square feet ("Lot #2"), both of which meet the minimum lot area of 40,000 square feet in the A District (Zoning Ordinance § 1257.04).

D. Lot #1 fronts onto and currently has a driveway to School House Lane. Lot #2 has frontage on Gypsy Hill Road, and the Applicant is proposing that Lot #2 will have a new driveway to Gypsy Hill Road. No land development plans were submitted with the proposed subdivision plan; however, a new home is proposed to be built on Lot #2 (the "New Home").

E. On September 14, 2018 Total Custom Homes, Inc. ("TCH") obtained a variance from the Lower Gwynedd Township Zoning Hearing Board ("ZHB"), from the minimum lot width requirement (the "ZHB Decision"). The ZHB Decision has been affirmed by the Pennsylvania Commonwealth Court; however, Donald J. Sesso, a neighbor, has filed a Petition for Allowance of Appeal with the Pennsylvania Supreme Court, which has yet to be decided (the "Supreme Court Appeal").

F. The Applicant desires to obtain final approval of the Application and Subdivision from the Lower Gwynedd Township Board of Supervisors (the "Board"), in accordance with Section 508 of the Pennsylvania Municipalities Planning Code, as amended (the "MPC").¹

¹ The Lower Gwynedd Township Subdivision and Land Development Ordinance ("SALDO") does not provide for a preliminary approval of a minor subdivision plan and therefore only final approval is required (SALDO §1230.23).

NOW, THEREFORE, BE IT RESOLVED that the Board hereby grants final approval of the Application, subject, however, to the following conditions:

1. The Applicant agrees not to apply for a building permit, and acknowledges and agrees that the Township is not required to issue a building permit, unless and until the following conditions are satisfied by the Applicant:

(a) The Applicant shall include on any building permit application and plans, the obligation to repair the existing curbing in accordance with the Township Engineer's direction.

(b) The Supreme Court Appeal shall have been resolved in the favor of TCH, and written evidence of such result is provided to the Township and is approved by the Township Solicitor.

(c) The Applicant shall have executed and delivered to the Township, the standard form of Stormwater Ownership and Maintenance Agreement for stormwater facilities on the Property.

(d) Any required third party permits and approvals shall have been obtained, and are in full force and effect, with copies provided to the Township.

2. If prior to the resolution of the Supreme Court Appeal, the Applicant signs an agreement to sell Lot #2, the Applicant shall provide the Township with written evidence that the buyer has been informed of and has acknowledged the risks associated with entering into a purchase agreement before the Supreme Court Appeal has been resolved.

3. In accordance with the requirements of SALDO and the MPC, the Board waives strict compliance with the following provisions of SALDO, pursuant to the Applicant's waiver request letter of March 20, 2024:

(a) Section 1230.24.B: from the minimum lot width requirement, consistent with the ZHB Decision.

(b) Section 1230.37 (c), (d) and (e): from providing additional cartway width and right of way on School House Lane. There are no adjacent sections of School House Lane that have been widened, and the required widening would result in tree removal and a change in the character of the current roadway conditions.

(c) Section 1230.41(i): from providing the replacement of three hundred eighty-nine caliper inches (389") of trees being removed. In lieu of planting the required one hundred thirty (130) trees of three inch (3") caliper each, the Applicant has offered a voluntary contribution of Thirty-Nine Thousand Dollars (\$39,000.00).

(d) Section 1230.42(a)(1): from providing at least two (2) shade trees per forty feet (40') of street length. A number of trees already exist along the Property's street frontage.

(e) Section 1230.42(b): from the requirement of planting three (3) shade trees per dwelling. A number of shade trees already exist on the Property.

(f) Section 1230.45(a) & Section 1230.60(a): from providing pedestrian trails and sidewalks. There are no existing pedestrian trails or sidewalks near the Property, or on either side of the existing streets.

(g) Section 1230.58: from providing streetlights on School House Lane and Gypsy Hill Road at locations determined at the Board of Supervisors. The Application requests minor subdivision approval and only one (1) new home is proposed.

(h) Section 1230.61(a): from providing curbs along both sides of all existing and proposed streets. There are no existing curbs near the Property on either side of School House Lane. Gypsy Hill Road already has curb at the Property's location.

4. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the Township's satisfaction, all issues set forth in:

(a) the Gilmore & Associates ("Township Engineer") review letters dated March 13, 2024 and May 23, 2024, the entire contents of which are incorporated herein by reference.

(b) the Township Fire Marshall's review letter dated March 18, 2024, the entire content of which is incorporated herein by reference.

(c) the Township Planning Commission's March 20, 2024 meeting minutes, the entire contents of which are incorporated herein by reference.

(d) the Montgomery County Planning Commission's February 27, 2024 letter, the entire contents of which are incorporated herein by reference.

5. Prior to the issuance of building permits, the Applicant shall pay the following fees and/or voluntary contributions:

(a) a fixed park and recreation area fee of One Thousand Dollars (\$1,000.00) for each proposed dwelling unit.

(b) in accordance with Township Resolution 2005-16, a Stormwater Management Facility fee in the amount of in the amount of Five Hundred Dollars (\$500.00) per one thousand (1,000) cubic feet of storage volume. This fee will be calculated upon submission of the building permit plans containing the proposed stormwater measures. A note stating this requirement is to be added to the Plans.

(c) a transportation impact fee of Two Thousand Two Hundred Eighty-Five Dollars (\$2,285.00) per "new" weekday afternoon peak hour trip. The number of trips subject to the transportation impact fee shall be determined by the Township Transportation Engineer upon submission of building permit plans.

(d) the recreational impact fee per new dwelling unit for residential development. The required fee for residential development is Five Hundred Dollars (\$500.00) per new dwelling.

(e) a voluntary fee-in-lieu of those replacement trees which are not being planted, in the amount of Thirty-Nine Thousand Dollars (\$39,000.00).

6. Any development of the Property shall be in strict accordance with the content of the Plans, notes on the Plans, the ZHB Decision, and the terms and conditions of this Resolution.

7. The Applicant shall be responsible for all costs of accomplishing, satisfying, and meeting all terms and conditions and requirements of the Plans and this Resolution, without any cost or expense to the Township.

8. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions), so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during construction.

9. Pursuant to the provisions of the MPC, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant.

10. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein, this approval and the waivers granted herein (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed automatically rescinded, revoked and shall be considered denied based upon the failure to fully comply with all of the requirements set forth herein in accordance with MPC Section 508.

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on July 23, 2024.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

TOWNSHIP:
LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:



MIMI GLEASON, TOWNSHIP MANAGER

By: 

DANIELLE A. DUCKETT, CHAIRPERSON

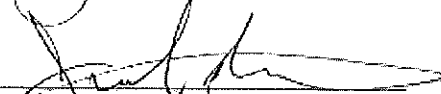
*The Applicant hereby accepts this Resolution and all conditions of approval
as of July 23, 2024:*

APPLICANTS:

Total Custom Homes, Inc.

By: 

Jack MacCord, Authorized Representative



Jack MacCord

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: May 8, 2026
Re: Cable Franchise Agreements



Recommended Action: Discussion only, no action is necessary

Unlike your jurisdiction over all other utilities, or any other services provided by telecommunications companies, the Board of Supervisors has the authority to grant nonexclusive “franchises” to cable TV operators under Title VI of the (federal) Communications Act. Lower Gwynedd granted a franchise to Comcast in 1985 (or more accurately, Comcast’s predecessor Montgomery CableVision) and to Verizon in 2006. Both agreements are up for renewal this year.

In very simple terms, the franchise agreements:

- allow Comcast and Verizon to operate cable TV systems in Lower Gwynedd,
- require them to offer cable TV to any property that is within reasonable distance of rights-of-way with cable infrastructure (pretty much every property in LG), and
- require them to pay LG 5% of their cable revenue to LG as an annual franchise fee.

FRANCHISE FEES

Year	Comcast	Verizon	TOTAL
2021	\$138,552	\$132,646	\$271,198
2022	\$140,786	\$126,726	\$267,512
2023	\$139,694	\$126,176	\$265,870
2024	\$132,999	\$121,539	\$254,538
2025	\$124,145	\$117,747	\$241,892

In the 1980’s, there were a number of smaller cable operators who negotiated agreements individually with each municipality. As a result, municipalities in Montgomery County are on different renewal schedules and therefore continue to negotiate separately with Comcast. The Solicitor and I are working on the Comcast franchise agreement renewal.

When Verizon entered the cable TV market 20 years later, they were negotiating with most municipalities in this area at the same time. [Cohen Law Group](#) negotiated many of those contracts, often for groups of municipalities as was the case in Montgomery County. Cohen negotiated both of Lower Gwynedd's franchise agreements with Verizon (in 2006 and 2021) through the Montgomery County Consortium of Communities. In September 2023, when Verizon first notified Lower Gwynedd of its desire to renew the franchise agreement, the Board authorized using Cohen again. Because agreements were not expiring until this year, negotiations did not start until a few months ago.

The franchise agreements do not apply to streaming services or any other services provided by Comcast or Verizon other than cable television.

For each franchise agreement, a "public hearing" is required to review the past performance of each company and to identify the future cable-related community needs of the Township. To be clear, while federal law uses the term "public hearing", a discussion at a public Board of Supervisors' meeting suffices. Public comments received about Comcast's and Verizon's cable television services will be shared with the respective company and, to the extent relevant, included in franchise agreement negotiations.

Memo

To: Board of Supervisors
Mimi Gleason, Township Manager

From: Morgan High, Program Director

Date: May 5, 2026

Re: Park & Recreation Request to
create a Kids Traffic Garden



Recommended Motion:

The Lower Gwynedd Park and Recreation Board recommends the installation of a child-friendly Traffic Garden at Pen Ambler Park. This project would utilize the existing asphalt surrounding the playground, minimizing the need for new infrastructure.

The proposed design includes a one-way, painted “street” that provides a safe and engaging space for children to walk, bike, and play while learning basic traffic safety concepts. The layout would incorporate three bump-outs along the route, which could serve as designated parking areas or themed activity spaces such as a gas station or picnic area. The Traffic Garden would begin at the park entrance and lead to a central roundabout feature. From the roundabout, children would have the option to travel in three directions: left toward the playground pathway, straight toward the main walking path, or right toward the basketball courts. This layout is designed to simulate real-world traffic patterns while providing a safe, engaging environment for play and learning.

This concept has been reviewed in coordination with the Public Works Director and Assistant Director. Public Works has already scheduled maintenance repairs to the existing asphalt path, and the Traffic Garden striping could be completed concurrently as part of that work. Additional features would include the installation of child-sized traffic signage, such as stop signs, one-way signs, and parking indicators.

The total estimated cost for the project is under \$5,000, with the primary expense being the planned asphalt repairs. All work can be completed in-house by the Township’s Public Works team.

Sample traffic garden layouts and design concepts are provided below for reference.



PAID INVOICES REPORT

WARRANT: 051226

TO FISCAL 2026/05 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
18 21ST CENTURY MEDIA NEWSPAPER, LLC	172080	04/12/26	73865		106273	P	05/12/26	01414 340	LEGAL NOTICES	589.35
	INVOICE: 041226									
VENDOR TOTALS			14,146.94	YTD INVOICED				20,860.37	YTD PAID	589.35
3937 ACCESS LOCK TECHNOLOGIES INC.	172130	04/27/26	73915		106274	P	05/12/26	01409 220	SUPPLIES- ALL BLDNGS	22.76
	INVOICE: 84084									
VENDOR TOTALS			108.11	YTD INVOICED				108.11	YTD PAID	22.76
4220 ADAS CALIBRATION SERVICES LLC	172148	03/30/26	73933		106275	P	05/12/26	08429 262	R&M EQUIP/VEHICLES	175.00
	INVOICE: 17337									
VENDOR TOTALS			175.00	YTD INVOICED				175.00	YTD PAID	175.00
4144 AJR ENVIRONMENTAL, INC.	172138	04/22/26	73923		106276	P	05/12/26	01430 451	STORMWATER CONTRACTED SER	1,500.86
	INVOICE: 18716									
	172138	04/22/26	73923		106276	P	05/12/26	01430 450	CONTRACTED SERVICES	9,623.14
	INVOICE: 18716									
	172139	04/08/26	73924		106276	P	05/12/26	01430 450	CONTRACTED SERVICES	20,000.00
	INVOICE: 18695									
VENDOR TOTALS			31,124.00	YTD INVOICED				31,124.00	YTD PAID	31,124.00
2784 ALLIED LANDSCAPE SUPPLY	172113	04/24/26	73898		106277	P	05/12/26	01430 220	SUPPLIES PW	266.00
	INVOICE: 172240									
VENDOR TOTALS			1,440.52	YTD INVOICED				1,440.52	YTD PAID	266.00
3883 AMAZON CAPITAL SERVICES, INC.	172127	05/01/26	73912		106278	P	05/12/26	01409 220	SUPPLIES- ALL BLDNGS	425.93
	INVOICE: 1FPT-JV17-QD3R									
	172127	05/01/26	73912		106278	P	05/12/26	01430 220	SUPPLIES PW	167.88
	INVOICE: 1FPT-JV17-QD3R									
	172127	05/01/26	73912		106278	P	05/12/26	01410 480	COMMUNITY RESPONSE UNIT	209.19
	INVOICE: 1FPT-JV17-QD3R									
	172127	05/01/26	73912		106278	P	05/12/26	01410 220	OPERATING SUPPLIES	212.98
	INVOICE: 1FPT-JV17-QD3R									
	172127	05/01/26	73912		106278	P	05/12/26	01410 238	UNIFORMS	159.95
	INVOICE: 1FPT-JV17-QD3R									
	172127	05/01/26	73912		106278	P	05/12/26	01410 222	DETECTIVE OPERATING SUPPL	35.97
	INVOICE: 1FPT-JV17-QD3R									
VENDOR TOTALS			5,171.21	YTD INVOICED				5,755.15	YTD PAID	1,211.90
142 AMBLER COAL BUILDING SUPPLY										

PAID INVOICES REPORT

WARRANT: 051226

TO FISCAL 2026/05 01/01/2026 TO 12/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172088	04/23/26	73873		106279	P	05/12/26	01430 370	R&M PW	14.99
	INVOICE:	2604-111989								
	172089	04/23/26	73874		106279	P	05/12/26	01430 370	R&M PW	29.99
	INVOICE:	2604-112013								
	VENDOR TOTALS		72.95 YTD INVOICED				72.95 YTD PAID			44.98
4007	ARRO CONSULTING, INC.									
	172131	04/23/26	73916		106280	P	05/12/26	01147 500	CTDL LEGAL & ENGINEERING	7,422.25
	INVOICE:	0119074								
	VENDOR TOTALS		93,066.37 YTD INVOICED				96,002.87 YTD PAID			7,422.25
4180	BELA PRINTING & PACKAGING CORP									
	172145	03/31/26	73930		106281	P	05/12/26	01401 200	OFFICE SUPPLIES	261.30
	INVOICE:	16896								
	VENDOR TOTALS		321.30 YTD INVOICED				381.30 YTD PAID			261.30
500	BERGEY'S, INC.									
	172091	04/30/26	73876		106282	P	05/12/26	01410 262	VEHICLE MAINTENANCE	-98.43
	INVOICE:	2P75815-R1								
	172092	01/08/26	73877		106282	P	05/12/26	01410 262	VEHICLE MAINTENANCE	-127.65
	INVOICE:	2P16078-R1								
	172093	04/20/26	73878		106282	P	05/12/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	-110.02
	INVOICE:	TK747835R-CM								
	172094	04/29/26	73879		106282	P	05/12/26	01410 262	VEHICLE MAINTENANCE	24.20
	INVOICE:	2P75880								
	172095	04/29/26	73880		106282	P	05/12/26	01410 262	VEHICLE MAINTENANCE	98.43
	INVOICE:	2P75815								
	172096	04/27/26	73881		106282	P	05/12/26	01410 262	VEHICLE MAINTENANCE	102.19
	INVOICE:	2P74690								
	172097	04/22/26	73882		106282	P	05/12/26	01410 262	VEHICLE MAINTENANCE	1,844.99
	INVOICE:	4S463099								
	VENDOR TOTALS		12,259.37 YTD INVOICED				14,932.75 YTD PAID			1,733.71
2463	COHEN TELECOMMUNICATIONS LAW GROUP, PC									
	172110	03/31/26	73895		106283	P	05/12/26	01401 314	LEGAL SERVICES	3,468.00
	INVOICE:	033126-1								
	VENDOR TOTALS		3,468.00 YTD INVOICED				3,468.00 YTD PAID			3,468.00
2612	COUNTY LINE FENCE COMPANY									
	172111	04/16/26	73896		106284	P	05/12/26	01430 220	SUPPLIES PW	1,428.00
	INVOICE:	7319								
	VENDOR TOTALS		1,479.00 YTD INVOICED				1,479.00 YTD PAID			1,428.00
25	DEL-VAL INTERNATIONAL TRUCKS, INC.									
	172081	04/28/26	73866		106285	P	05/12/26	08429 262	R&M EQUIP/VEHICLES	440.78

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	1443047									
172082		04/28/26	73867		106285	P	05/12/26	08429 262	R&M EQUIP/VEHICLES	1,397.48
INVOICE:	1443048									
172083		04/28/26	73868		106285	P	05/12/26	08429 262	R&M EQUIP/VEHICLES	1,408.32
INVOICE:	1443156									
VENDOR TOTALS			8,532.01	YTD INVOICED				9,746.07	YTD PAID	3,246.58
4224 DELAWARE ENVIRONMENTAL CONSTRUCTION SERVICES										
172151		04/28/26	73936		106286	P	05/12/26	30439 000	INFRASTRUCTURE REBUILDING	108,810.00
INVOICE:	04 28 2026									
VENDOR TOTALS			108,810.00	YTD INVOICED				108,810.00	YTD PAID	108,810.00
3048 ELLIOTT AUTO SUPPLY CO., INC.										
172115		04/27/26	73900		106287	P	05/12/26	01410 262	VEHICLE MAINTENANCE	269.56
INVOICE:	201-874931									
VENDOR TOTALS			5,183.27	YTD INVOICED				5,855.38	YTD PAID	269.56
1869 GENERAL CODE PUBLISHERS CORP.										
172103		04/27/26	73888		106288	P	05/12/26	01410 450	CONTRACTED SERVICES	1,508.00
INVOICE:	PG000046288									
VENDOR TOTALS			4,859.00	YTD INVOICED				4,859.00	YTD PAID	1,508.00
67 GENUINE PARTS COMPANY										
172086		04/24/26	73871		106289	P	05/12/26	01430 220	SUPPLIES PW	35.99
INVOICE:	566355									
VENDOR TOTALS			307.84	YTD INVOICED				1,444.12	YTD PAID	35.99
1191 GEORGE ALLEN PORTABLE TOILETS, INC.										
172101		04/27/26	73886		106290	P	05/12/26	01430 450	CONTRACTED SERVICES	131.00
INVOICE:	I250541									
VENDOR TOTALS			3,629.00	YTD INVOICED				3,763.00	YTD PAID	131.00
3626 GEORGE DAVID FRITZ										
172123		05/04/26	73908		106291	P	05/12/26	01410 262	VEHICLE MAINTENANCE	590.16
INVOICE:	1-GS38593									
VENDOR TOTALS			590.16	YTD INVOICED				590.16	YTD PAID	590.16
26 GLASGOW, INC										
172084		04/25/26	73869		106292	P	05/12/26	01430 370	R&M PW	274.26
INVOICE:	298585									
172085		04/18/26	73870		106292	P	05/12/26	01430 370	R&M PW	1,056.13
INVOICE:	298081									

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		1,812.07		YTD INVOICED		1,812.07		YTD PAID		1,330.39
1954 GROFF TRACTOR & EQUIPMENT, INC.	172105	04/30/26	73890		106293	P	05/12/26	08429 262	R&M EQUIP/VEHICLES	552.11
		INVOICE: PSO624048-1								
VENDOR TOTALS		1,069.55		YTD INVOICED		1,442.32		YTD PAID		552.11
96 H. A . THOMSON COMPANY	172152	04/29/26	73937		106294	P	05/12/26	01401 350	INSURANCE BONDING	4,019.00
		INVOICE: 381823								
VENDOR TOTALS		6,391.00		YTD INVOICED		6,391.00		YTD PAID		4,019.00
3613 HEALTH MATS COMPANY	172122	04/22/26	73907		106295	P	05/12/26	01409 450	CONTRACTED SERVICES	73.28
		INVOICE: 53108								
VENDOR TOTALS		364.47		YTD INVOICED		435.82		YTD PAID		73.28
4174 HOLLY DAYS NURSERY INC	172140	04/22/26	73925		106296	P	05/12/26	31446 450	CONTRACTED SERVICES	15.00
		INVOICE: 102-13135								
	172141	04/21/26	73926		106296	P	05/12/26	31446 450	CONTRACTED SERVICES	1,953.60
		INVOICE: 102-13020								
VENDOR TOTALS		1,968.60		YTD INVOICED		1,968.60		YTD PAID		1,968.60
1431 HOME DEPOT CREDIT SERVICES	172102	04/19/26	73887		106297	P	05/12/26	01409 220	SUPPLIES- ALL BLDNGS	234.89
		INVOICE: 041926								
	172102	04/19/26	73887		106297	P	05/12/26	01430 370	R&M PW	1,021.20
		INVOICE: 041926								
	172102	04/19/26	73887		106297	P	05/12/26	01430 220	SUPPLIES PW	84.97
		INVOICE: 041926								
	172102	04/19/26	73887		106297	P	05/12/26	30454 600	PARK IMPROVEMENTS	1,342.48
		INVOICE: 041926								
VENDOR TOTALS		4,213.36		YTD INVOICED		5,057.39		YTD PAID		2,683.54
3936 JANINE DEFURIA	172129	05/04/26	73914		106298	P	05/12/26	01451 300	EVENTS	225.00
		INVOICE: 05 27 2026 EVENT								
VENDOR TOTALS		225.00		YTD INVOICED		225.00		YTD PAID		225.00
4219 JOHN MEENAN TRANSMISSION SERVICE INC	172147	03/27/26	73932		106299	P	05/12/26	08429 262	R&M EQUIP/VEHICLES	842.99
		INVOICE: 27905								

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS		842.99 YTD INVOICED			842.99 YTD PAID			842.99			
3873 MARTELLI COMPANIES, LLC	172126	04/20/26	73911		106300	P	05/12/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	4,670.00	
		INVOICE: 818									
VENDOR TOTALS		4,670.00 YTD INVOICED			4,670.00 YTD PAID			4,670.00			
4088 MINUTEMAN SECURITY TECHNOLOGIES, INC.	172132	05/01/26	73917		106301	P	05/12/26	01409 450	CONTRACTED SERVICES	76.00	
		INVOICE: 195119									
VENDOR TOTALS		456.00 YTD INVOICED			456.00 YTD PAID			76.00			
4221 MORGAN HIGH	172149	04/18/26	73934		106302	P	05/12/26	01401 460	VOLUNTEER BOARD COMMISSIO	31.92	
		INVOICE: 04 18 26 EXP RPT									
VENDOR TOTALS		31.92 YTD INVOICED			31.92 YTD PAID			31.92			
4141 MSI SERVICES, INC.	172133	04/21/26	73918		106303	P	05/12/26	01401 430	TECHNOLOGY	309.98	
		INVOICE: 435821									
	172133	04/21/26	73918		106303	P	05/12/26	08429 430	TECHNOLOGY	103.33	
		INVOICE: 435821									
	172134	04/22/26	73919		106303	P	05/12/26	01410 430	TECHNOLOGY	595.24	
		INVOICE: 435822									
	172135	05/01/26	73920		106303	P	05/12/26	01401 430	TECHNOLOGY	3,734.42	
		INVOICE: AGR435803									
	172135	05/01/26	73920		106303	P	05/12/26	08429 430	TECHNOLOGY	1,244.81	
		INVOICE: AGR435803									
VENDOR TOTALS		30,962.48 YTD INVOICED			32,540.24 YTD PAID			5,987.78			
665 PAUL B. MOYER & SONS	172098	05/04/26	73883		106304	P	05/12/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	30.00	
		INVOICE: 39572									
	172099	04/22/26	73884		106304	P	05/12/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	70.00	
		INVOICE: 38252									
VENDOR TOTALS		592.53 YTD INVOICED			592.53 YTD PAID			100.00			
5 PECO - PAYMENT PROCESSING	172079	05/05/26	73864		106305	P	05/12/26	02434 380	R/M GWYNN CREST DISTRICT	31.38	
		INVOICE: 7712968000 050526									
VENDOR TOTALS		40,731.44 YTD INVOICED			58,545.40 YTD PAID			31.38			
3779 PERKIOMEN PERFORMANCE INC.	172125	01/21/26	73910		106306	P	05/12/26	08429 262	R&M EQUIP/VEHICLES	569.50	

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 26-0167										
VENDOR TOTALS		3,432.87 YTD INVOICED			3,432.87 YTD PAID			569.50		
3458 REMCO, INC.	172119	04/21/26	73904		106307	P	05/12/26	01409 370	R&M ALL BLDNGS	392.00
INVOICE: 963071										
	172120	04/27/26	73905		106307	P	05/12/26	01409 370	R&M ALL BLDNGS	510.95
INVOICE: 965165										
	172121	04/22/26	73906		106307	P	05/12/26	01409 370	R&M ALL BLDNGS	581.00
INVOICE: 964878										
VENDOR TOTALS		12,901.87 YTD INVOICED			13,282.38 YTD PAID			1,483.95		
4176 JEROME H RHOADS, INC	172142	03/13/26	73927		106308	P	05/12/26	01409 220	SUPPLIES- ALL BLDNGS	281.27
INVOICE: 24716871										
	172143	04/21/26	73928		106308	P	05/12/26	01409 220	SUPPLIES- ALL BLDNGS	529.55
INVOICE: 24901054										
	172144	04/21/26	73929		106308	P	05/12/26	01409 220	SUPPLIES- ALL BLDNGS	299.00
INVOICE: 24901053										
VENDOR TOTALS		3,338.08 YTD INVOICED			3,987.47 YTD PAID			1,109.82		
1166 RICHARD H. LUTZ & SONS INC.	172100	04/23/26	73885		106309	P	05/12/26	01430 370	R&M PW	240.00
INVOICE: 116656										
VENDOR TOTALS		360.00 YTD INVOICED			360.00 YTD PAID			240.00		
2905 SEWER SPECIALTY SERVICES CO., INC.	172114	04/01/26	73899		106311	P	05/12/26	09439 000	INFRASTRUCTURE REBUILDING	37,361.75
INVOICE: 04-01-26-01										
VENDOR TOTALS		57,855.35 YTD INVOICED			74,275.85 YTD PAID			37,361.75		
4142 SJ FUEL SOUTH COMPANY, INC.	172136	04/15/26	73921		106312	P	05/12/26	01430 374	FUEL/ GASOLINE/ DIESEL	159.94
INVOICE: 196256										
	172137	04/16/26	73922		106312	P	05/12/26	01410 374	FUEL/ GASOLINE/ DIESEL	1,411.42
INVOICE: 196350										
VENDOR TOTALS		21,422.50 YTD INVOICED			29,986.21 YTD PAID			1,571.36		
3733 STAPLES	172124	04/18/26	73909		106313	P	05/12/26	01401 200	OFFICE SUPPLIES	218.50
INVOICE: 6061411363										
VENDOR TOTALS		1,935.82 YTD INVOICED			2,121.52 YTD PAID			218.50		
3206 STRATEGIC INVESTIGATIVE RESOURCES LLC										

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	172116	04/21/26	73901		106314	P	05/12/26	01410 450	CONTRACTED SERVICES	400.00
	INVOICE:	04 21	2026							
	172117	04/07/26	73902		106314	P	05/12/26	01410 450	CONTRACTED SERVICES	600.00
	INVOICE:	04 07	2026							
	VENDOR TOTALS		1,000.00	YTD INVOICED				1,000.00	YTD PAID	1,000.00
3934 SWEET BRIAR CART, LLC	172153	05/04/26	73938		106322	P	05/12/26	01410 480	COMMUNITY RESPONSE UNIT	500.00
	INVOICE:	06 13	2026	EVENT						
	VENDOR TOTALS		500.00	YTD INVOICED				500.00	YTD PAID	500.00
4222 THEODORE FELIX	172150	05/01/26	73935		106315	P	05/12/26	01451 300	EVENTS	500.00
	INVOICE:	05 27	2026	EVENT						
	VENDOR TOTALS		500.00	YTD INVOICED				500.00	YTD PAID	500.00
2725 THOMAS J. MORRIS III	172112	04/16/26	73897		106316	P	05/12/26	01410 220	OPERATING SUPPLIES	6,942.33
	INVOICE:	223321								
	VENDOR TOTALS		6,942.33	YTD INVOICED				22,647.89	YTD PAID	6,942.33
2441 TUSTIN GROUP, LLC	172106	04/23/26	73891		106317	P	05/12/26	01409 450	CONTRACTED SERVICES	520.00
	INVOICE:	990047686								
	172107	04/20/26	73892		106317	P	05/12/26	01409 450	CONTRACTED SERVICES	550.00
	INVOICE:	990047575								
	172108	04/27/26	73893		106317	P	05/12/26	01409 450	CONTRACTED SERVICES	1,550.00
	INVOICE:	990047793								
	172109	04/27/26	73894		106317	P	05/12/26	01409 450	CONTRACTED SERVICES	2,515.00
	INVOICE:	990047794								
	VENDOR TOTALS		5,185.00	YTD INVOICED				5,185.00	YTD PAID	5,135.00
4190 UNIFORM GEAR INC	172146	04/21/26	73931		106318	P	05/12/26	01410 238	UNIFORMS	674.99
	INVOICE:	7291-3								
	VENDOR TOTALS		3,282.23	YTD INVOICED				3,282.23	YTD PAID	674.99
473 UNITED RENTALS (NORTH AMERICA), INC	172090	04/21/26	73875		106319	P	05/12/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	1,071.54
	INVOICE:	259650708-001								
	VENDOR TOTALS		1,253.47	YTD INVOICED				1,253.47	YTD PAID	1,071.54
353 WILLIAM PENN INN	172087	04/28/26	73872		106320	P	05/12/26	01401 187	STAFF ENGAGEMENT	300.00

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 12 18 2026 DEPOSIT										
VENDOR TOTALS		300.00 YTD INVOICED			300.00 YTD PAID			300.00		
3251 Y-PERS INC.	172118	04/30/26	73903		106321	P	05/12/26	01430 220	SUPPLIES PW	294.20
INVOICE: 0214455-IN										
VENDOR TOTALS		407.25 YTD INVOICED			407.25 YTD PAID			294.20		
									REPORT TOTALS	243,903.47

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	49	243,903.47

** END OF REPORT - Generated by Rachael Kang **